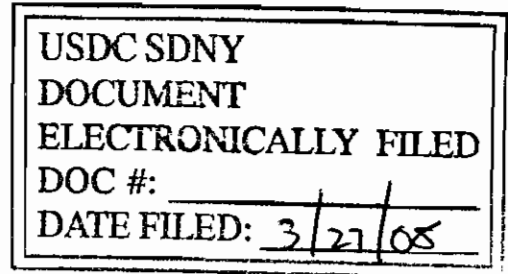


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**VIA HAND DELIVERY**

March 26, 2008  
The Honorable Denise L. Cote  
United States District Court  
Southern District of New York  
500 Pearl Street, Room 1040  
New York, New York 10007

Re: In re Scarborough-St. James Corporation  
Case No. 08-cv-02421 (DLC)

Dear Judge Cote,

This firm represents Richmond Realty LP, the appellant, in the above-captioned bankruptcy appeal pending before you. We write to request that the Court adjourn the due date for Richmond Realty's initial brief for two weeks to April 11, 2008. Of course, if the Court grants our request, we understand and expect that the due date for the remaining briefs would also be adjourned.

The current due date for Richmond Realty's brief is March 28, 2008. The parties are actively engaged in settlement negotiations and are optimistic that a universal settlement may be reached. In that event, Richmond Realty would most likely withdraw the above-captioned appeal. There have been no previous requests for an adjournment or an extension in this case. We have spoken with Michael Conway, Esq., counsel to Scarborough-St. James Corporation, the appellee in this matter, and he has consented to the relief we have requested.

Pursuant to your individual rules, we have not included a proposed order because no other dates have been scheduled by the Court at this time. Accordingly, we respectfully request that the Court adjourn the due date for Richmond Realty's initial brief in this matter to April 11, 2008.

Thank you for your consideration in this matter.

Respectfully submitted,

Todd E. Duffy

cc: Michael T. Conway, Esq. (via facsimile)  
LeClair Ryan LLP

*Granted. There will be no  
further adjournment. Opposition  
due May 2; reply due  
May 9.*

*Denise Cote  
March 27, 2008*